

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Hastings. Vic 3915.

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$669,000 or range between \$* & \$

Median sale price

Median price \$650,000 Property Type 4 BR House Suburb Hastings

Period - From 1/3/2020 to 31/3/2021 Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 26 Spruce Drive on 723 sqm	\$660,000	22/3/2021
2 24 Rosemary Drive on 707sqm	\$645,000	26/11/2020
3 14 Constantine Way on 424sqm	\$640,000	24/3/2020

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 9-4-21